

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Area XV Multi-County Housing

PHA Number: IA124

PHA Fiscal Year Beginning: (mm/yyyy) 01-2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

Main administrative office of the PHA

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

Main administrative office of the PHA

PHA Plan Supporting Documents are available for inspection at:

Main business office of the PHA

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives: Apply for additional rental vouchers:
 Reduce public housing vacancies:

PHA Goal: Improve the quality of assisted housing

Objectives: Improve public housing management: (PHAS score)
 Improve voucher management: (SEMAP score)
 Renovate or modernize public housing units:
 Demolish or dispose of obsolete public housing:
 vacant lots in Bloomfield & Eddyville

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:
 Provide or attract supportive services to improve assistance recipients' employability:

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:
Other: Provide printed material describing fair housing and accessibility to legal services

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Streamlined Plan: High Performing PHA

ii. Executive Summary of the Annual PHA Plan

iii. Annual Plan Table of Contents

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Attachments

FY 2000 Capital Fund Program Annual Statement

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents IS included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development IS included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies IS included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures IS included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	67,164	5	4	4	5	4	1
Income >30% but <=50% of AMI	54,459	4	3	3	3	3	1
Income >50% but <80% of AMI	70,331	2	2	2	2	2	1
Elderly	57,586	5	5	5	1	1	1
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 State of Iowa

B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: Combined Section 8 and Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	284		27
Extremely low income <=30% AMI	214	75	
Very low income (>30% but <=50% AMI)	58	20	
Low income (>50% but <80% AMI)	13	5	
Families with children	263	93	
Elderly families	12	4	
Families with Disabilities	9	3	
Race/ethnicity	N/A		
Race/ethnicity	N/A		
Race/ethnicity	N/A		
Race/ethnicity	N/A		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	41	33	
2 BR	66	52	
3 BR	18	14	
4 BR	1		
5 BR			
+5BR			
Is the waiting list closed (select one)? No			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reduce turnover time for vacated public housing units

Strategy 2: Increase the number of affordable housing units by:

Apply for additional section 8 units should they become available

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Our jurisdiction within the Iowa Consolidated Plan indicates the total population of each county is less than 500 per county.

Strategy 2: Conduct activities to affirmatively further fair housing

The population of communities served by this PHA are from 250 to 10,000 people. Because of the demographics of each community, there does not appear to be any concentrated areas of minority/poverty families.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

Funding constraints

Staffing constraints

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	164,571 (1999)	
b) Public Housing Capital Fund	29,660 (1999)	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	999,300 (2000)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CIAP	65,691 (1999)	
3. Public Housing Dwelling Rental Income	108,946 (1999)	108,946 (1999)
4. Other income (list below)		
Section 8 Office Rent	3,600 (1999)	3,600 (1999)
Interest on Investments	2,100 (1999)	2,100 (1999)
4. Non-federal sources (list below)		
Total resources	114,646 (1999)	114,646 (1999)

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing?
When families are within a certain time of being offered a unit.

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing
 - Criminal or Drug-related activity
 - Rental history
- c. Yes Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. No Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. No Does the PHA access FBI criminal records from the FBI for screening purposes?

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list?
 - Site-based waiting lists
- b. Where may interested persons apply for admission to public housing?
 - PHA main administrative office
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
 - 1. How many site-based waiting lists will the PHA operate in the coming year? 15
 - 2. No: Are any or all of the PHA's site-based waiting lists new for the upcoming year?
 - 3. Yes May families be on more than one list simultaneously
 - If yes, how many lists? 15
 - 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists?
 - PHA main administrative office
 - Other: SIEDA Neighborhood Centers

This PHA has entered into an Agreement to Cooperate with a CAP agency to provide information to applicants at their neighborhood centers throughout our jurisdiction.

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?
 - Three or More
- b. Yes : Is this policy consistent across all waiting list types?

(4) Admissions Preferences

a. Income targeting:

No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies: In what circumstances will transfers take precedence over new admissions?

Emergencies

Overhoused

c. Preferences

1. Yes : Has the PHA established preferences for admission to public housing (other than date and time of application)?

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal preferences:

Victims of domestic violence

Other preferences:

Those enrolled currently in educational, training, or upward mobility programs

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

1 Victims of domestic violence

Other preferences

2 Those enrolled currently in educational, training, or upward mobility programs

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing

The PHA-resident lease

PHA briefing seminars or written materials

b. How often must residents notify the PHA of changes in family composition?

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

(6) Deconcentration and Income Mixing

- a. No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. N/A
- d. No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. , f. , g. N/A

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA?
Criminal or drug-related activity only to the extent required by law or regulation
- b. Yes Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. No: Does the PHA access FBI criminal records from the FBI for screening purposes?
- e. Indicate what kinds of information you share with prospective landlords?
Criminal or drug-related activity
Landlord References

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?
None
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
PHA main administrative office

(3) Search Time

a. Yes : Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Inability to find a unit that meets HQS or extremely low fair market value

(4) Admissions Preferences

a. Income targeting

No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes: Has the PHA established preferences for admission to section 8 tenant-based assistance?

3. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal preferences

Victims of domestic violence

Other preferences

Those enrolled currently in educational, training, or upward mobility programs

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

1 Victims of domestic violence

2 Working families and those unable to work because of age or disability

4. Among applicants on the waiting list with equal preference status, how are applicants selected?

Date and time of application

5. and 6. N/A

(5) Special Purpose Section 8 Assistance Programs

N/A

4. PHA Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? \$26-\$50
2. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. c. and d. N/A

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

Yes, for all developments

2. For which kinds of developments are ceiling rents in place? For all developments

3. Select the space or spaces that best describe how you arrive at ceiling rents?

Market comparability study

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? Any time the family experiences an income increase

g. No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?
Survey of rents listed in local newspaper

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? 100% of FMR

b. and c. N/A

d. How often are payment standards reevaluated for adequacy? Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
Rent burdens of assisted families

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? \$26-\$50

b. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

5. Operations and Management

N/A

A. PHA Management Structure

A brief description of the management structure and organization of the PHA follows:

C. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	86	27
Section 8 Vouchers	29	12
Section 8 Certificates	237	48
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs	N/A	N/A

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)
Admissions Policy/Maintenance Policy/Pest Control Policy

(2) Section 8 Management: (list below)
Pest Control Policy

6. PHA Grievance Procedures

EXEMPT

7. Capital Improvement Needs

A. Capital Fund Activities

The Capital Fund Program Annual Statements is provided as an attachment to the PHA Plan at Attachment.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

N/A

8. Demolition and Disposition

1. Yes Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number: IA05P124001 & IA05P124003
2. Activity type: Disposition
3. Application status Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 0
6. Coverage of action Part of the development : Land only
7. Timeline for activity: a. Actual or projected start date of activity: 06-30-2000 b. Projected end date of activity: 12-30-2000

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

1. No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

10. Conversion of Public Housing to Tenant-Based Assistance **N/A**

11. Homeownership Programs Administered by the PHA **N/A**

12. PHA Community Service and Self-sufficiency Programs **N/A**

13. PHA Safety and Crime Prevention Measures **N/A**

14. RESERVED FOR PET POLICY	N/A
15. Civil Rights Certifications	N/A
16. Fiscal Audit	N/A
17. PHA Asset Management	N/A
18. Other Information	N/A

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (09/2000)
IA05P1249099 Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	164,571
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	164,571
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	-0-

Annual Statement**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IA05P123001 003 004 006	Multi-purposes	1406	164,571

Annual Statement**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406 Scattered Sites	09/30/1999	09/30/1999

